

MEETING MINUTES
DRAFT UNTIL APPROVED on March 13, 2006
NEWPORT COAST ADVISORY COMMITTEE
Location: Newport Coast Elementary School, Newport Coast, CA
5:30 p.m., Monday, January 9th, 2006

1. **Welcome and Introductions.** Vice-Chairman Gerry Ross convened the meeting at 5:40 p.m. The following persons were in attendance:
 - Committee members: Gerry Ross (Vice-Chairman), Al Willinger, Dan Wampole, Jack Butefish, and Council Members John Heffernan and Richard Nichols.
 - Members of the public: Phil Bettencourt, Marc Fanticola
 - City staff: Dave Kiff (Assistant City Manager), Matt Lohr (Recreation and Senior Services).
2. **Approval of Minutes from Previous Meeting(s).** The Committee approved the November 2005 minutes and approved the July 11, 2005 Regular Meeting Minute Summary as amended by Vice-Chairman Ross.
3. **Public Comment on Non-Agenda Items.**
 - None.
4. **Old Business**
 - A. **Newport Coast Drive Entryway Signage Project.** Kiff distributed the designs for the proposed entryway monument sign along Newport Coast Drive near the 73 Tollway. The Committee agreed to designate Dan Wampole, Jim McGee, and Gerry Ross to meet with representatives of the Irvine Company on site between this NCAC meeting and the March meeting. No decision as to design was made at the time.
 - B. **Newport Coast Community Center and Newport Ridge Park IOD.** The Committee got an update from Kiff regarding the proposed Newport Coast Community Center planned for the corner of Newport Coast Drive and San Joaquin Hills Road. The Committee discussed the expected shortfall between the amount set-aside for the Center (about \$6.8 million) and the Center's cost estimate (an amount not finally determined until the Center goes out to bid), which is about \$800,000. This amount could increase or decrease depending upon the bids received. The City has an obligation - per the Pre-Annexation

Agreement - to fund equipment and furnishings beyond the "Core and Shell" of the building.

The Committee then discussed the discussion among Council members about whether to accept all or just portions of the Irrevocable Offer of Dedication (IOD) for Newport Ridge Park. At the previous meeting of the NCAC, the NCAC adopted an "Open Space Goal" that read as follows:

***Goal:** The City Council shall use its best efforts to retain NRCA's fee-simple ownership of Newport Ridge Park except for the land beneath the Community Center and the Center's parking lot. In the event that fee-simple ownership cannot be retained, the lease-back arrangement envisions in the Pre-Annexation Agreement's section 13(b)(i) shall be equivalent to fee-simple ownership to the maximum extent practicable.*

Mr. Heffernan pointed out that some members of the Council might not be persuaded to add the necessary City funds to the NCCC budget unless the City was able to control and manage the ballfields at Newport Ridge Park. Mr. Wampole noted that he and his association are supportive of the City taking title to the land beneath the Community Center and the NCCC's parking area, but not more than that. Wampole said that "the NRCA has always allowed extensive use - by permission --- of the ballfields. We don't intend to close off use, but we would like to retain control of the use so that the park doesn't get overwhelmed."

Kiff explained that the matter could come before the City Council in March.

Kiff spoke about the need to have the color/texture consultant have input into the process quickly, since the NCCC was about to be finalized and go out to bid. Ross and Willinger agreed to assist in getting that contact made.

The Committee deferred action on any other open space goals until a later date. In this manner, the Committee believes that its adopted Open Space Goal is consistent with the wishes of the Newport Ridge Community Association to keep the ballfields, tennis court, restrooms, tot lot, and the remainder of Newport Ridge Park private.

- C. Assessment District Review. Kiff noted that he was hopeful that the draft final report by Ms. Branin would be distributed to Committee members before the March NCAC Meeting.
- D. Water Conservation Program Information. Kiff discussed briefly the City and IRWD's short-term program to incentivize homeowners, businesses, and HOAs

to transition their traditional sprinkler controllers to “ET” (evapotranspiration) controllers. The rebate program ended in February 2006.

6. **Issues/Action Items for Future Meetings.** The Committee suggested that Kiff place the following issues on the March 13th, 2006 (or later) meeting agenda:

- NC Drive Entryway Monument Signage
- NCCC
- AD Review
- Library Funding Subcommittee
- Bus Shelters and Bus Shelter Advertising
- Marriott Newport Coast Villas

7. **Adjourn to Next Meeting.** The Committee adjourned at 6:33 p.m. and set its next regular meeting for 5:30 p.m. (later changed to 6:00 p.m. to accommodate Council Members Curry and Nichols) on Monday, March 13th, 2006 at the NC Elementary Multi-Purpose Room.

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